



# Retail/Office—For LEASE

178 LANCASTER AVENUE, MALVERN

***\*\*New Façade Upgrade\*\****

Property  
Management

Facilities  
Management

Sales and  
Leasing

Lease  
Administration

Financial  
Analysis

Consulting

Project  
Management

Maintenance  
Services

Preventive  
Maintenance  
Programs



- ~ 2,940 sf - Retail or Office use
- ~ Free-standing building
- ~ Open space with 2 restrooms, 3 offices
- ~ Drive-up delivery, roll-up door in rear of building
- ~ Plenty of parking
- ~ Excellent exposure and Signage Opportunity
- ~ Property available Immediately
- ~ Premier location near the lighted corner of Lancaster Avenue and Malin Road
- ~ Join Eight Bells Tattoo, Tranquil Spa, Fattoush Mediterranean Cuisine, FedX, Spice Tonite,
- ~ Zoning: East Whiteland Township—FC, Frontage Commercial

Rental Rate: \$19.50/nnn

For more information on this property or to schedule an appointment, please contact:

**Tom Taylor**

Sr. Vice President  
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ttaylor@briterealty.com

**Joanne Cuddahy**

Vice President  
Direct: 610.561.6051  
jcuddahy@briterealty.com

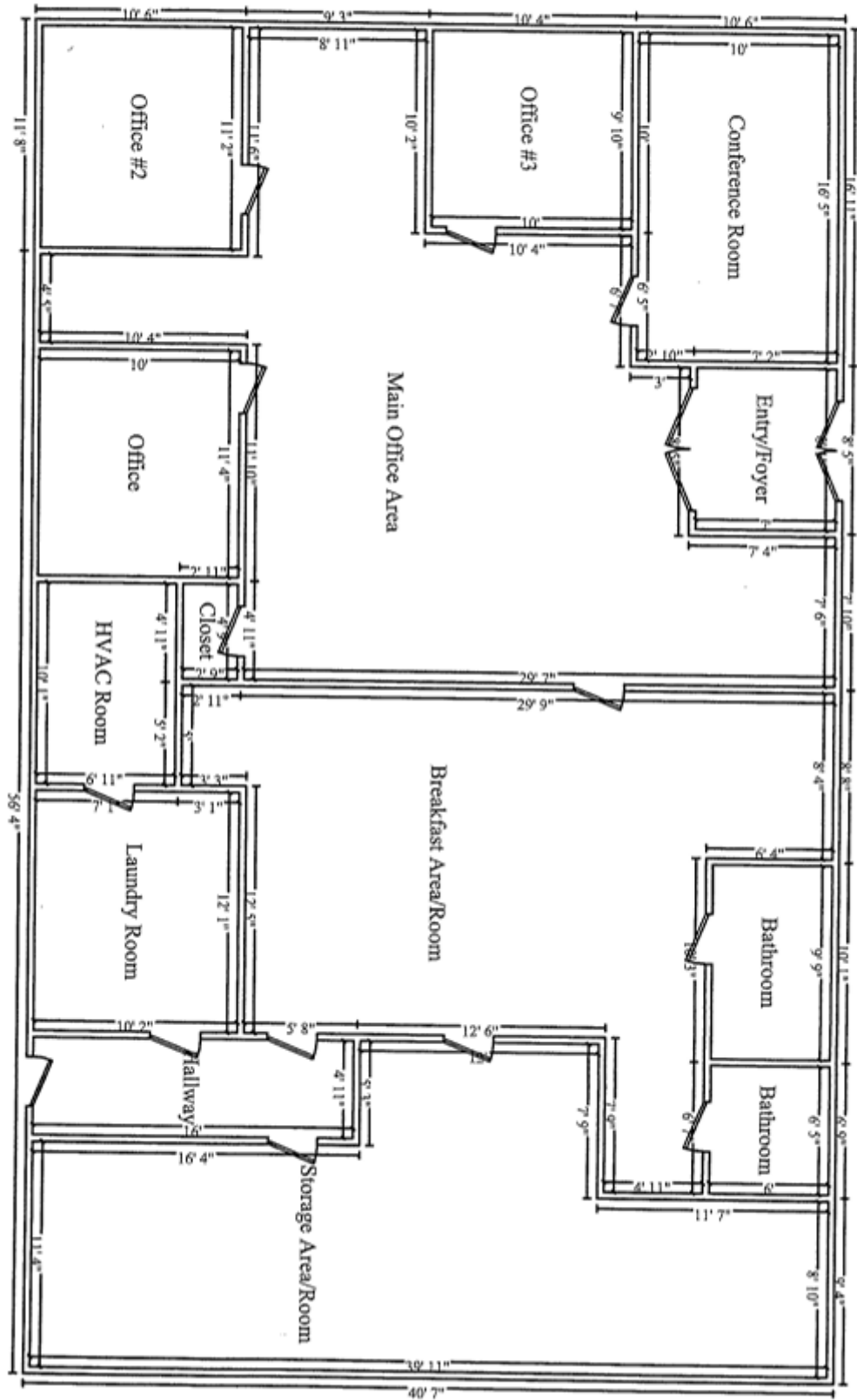


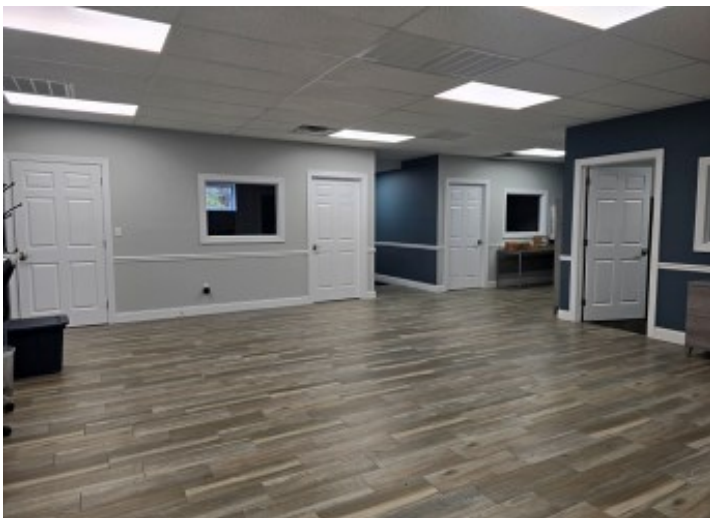
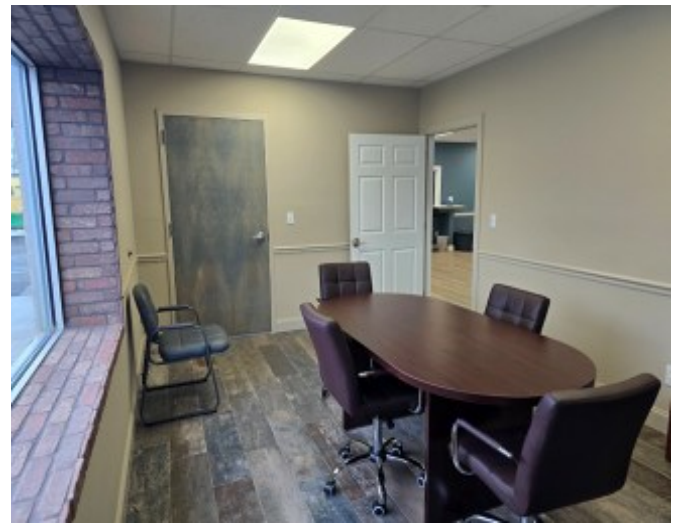
**BRITE**  
REALTY SERVICES, INC.

677 Exton Commons  
Exton, PA 19341  
610-524-8285



178 LANCASTER AVENUE  
MALVERN  
FLOOR PLAN







## 178 LANCASTER AVENUE, MALVERN



### Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Measur...	Distance
US Hwy 30	Lancaster Ave W	23,058	2022	0.19 mi
Lancaster Avenue	US Hwy 30 W	14,777	2020	0.34 mi
Lancaster Ave	Hwy 30 W	15,131	2022	0.34 mi
US Hwy 30	Malin Rd W	18,734	2015	0.34 mi

Rear of building has 2 man-doors as well as the overhead door for deliveries. There is a nice walkway between two of the buildings for access from rear to front of building and parking lot.

